

In re:
Sandra McLean
Debtor

Case No. 18-13998-jkf
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0313-2

User: Virginia
Form ID: pdf900

Page 1 of 1
Total Noticed: 1

Date Rcvd: Dec 09, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Dec 11, 2019.

db +Sandra McLean, 533 Willows Avenue, Folcroft, PA 19032-1333

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE.

TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Dec 11, 2019

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on December 9, 2019 at the address(es) listed below:

EMMANUEL J. ARGENTIERI on behalf of Creditor US Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust bk@rgalegal.com
JEROME B. BLANK on behalf of Creditor US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR ET. AL. paeb@fedphe.com
JEROME B. BLANK on behalf of Creditor U.S. BANK NATIONAL ASSOCIATION ET.AL. paeb@fedphe.com
KENNETH E. WEST on behalf of Debtor Sandra McLean dwabkty@aol.com, G6211@notify.cincompass.com
KEVIN G. MCDONALD on behalf of Creditor Nationstar Mortgage LLC d/b/a Mr. Cooper bkgroup@kmllawgroup.com
KEVIN M. BUTTERY on behalf of Creditor LoanCare, LLC kbuttery@rascrane.com
LEONARD B. ALTIERI, III on behalf of Creditor Delaware County Tax Claim Bureau laltieri@toscanigillin.com
MARIO J. HANYON on behalf of Creditor LoanCare, LLC paeb@fedphe.com
MARIO J. HANYON on behalf of Creditor Ditech Financial LLC paeb@fedphe.com
MARIO J. HANYON on behalf of Creditor U.S. BANK NATIONAL ASSOCIATION ET.AL. paeb@fedphe.com
MARIO J. HANYON on behalf of Creditor Federal National Mortgage Association ("FANNIE MAE") paeb@fedphe.com
REBECCA ANN SOLARZ on behalf of Creditor Wilmington Trust, NA, successor trustee to Citibank, N.A., as Trustee, ET AL. bkgroup@kmllawgroup.com
ROBERT J. DAVIDOW on behalf of Creditor US Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust robert.davidow@phelanhallinan.com
SCOTT F. WATERMAN (Chapter 13) ECFMail@ReadingCh13.com
THOMAS YOUNG.HAE SONG on behalf of Creditor U.S. BANK NATIONAL ASSOCIATION ET.AL. paeb@fedphe.com
THOMAS YOUNG.HAE SONG on behalf of Creditor Ditech Financial LLC paeb@fedphe.com
THOMAS YOUNG.HAE SONG on behalf of Creditor Federal National Mortgage Association ("FANNIE MAE") paeb@fedphe.com
United States Trustee USTPRRegion03.PH.ECF@usdoj.gov
WILLIAM MILLER*R on behalf of Trustee WILLIAM MILLER*R ecfemail@FredReigleCh13.com, ECF_FRPA@TrusteeCh13.com

TOTAL: 19

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

Sandra McLean	<u>Debtor</u>	CHAPTER 13
NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER		
	<u>Movant</u>	NO. 18-13998 JKF
vs.		
Sandra McLean	<u>Debtor</u>	
Scott F. Waterman, Esquire	<u>Trustee</u>	11 U.S.C. Section 362

STIPULATION

AND NOW, it is hereby stipulated and agreed by and between the undersigned as follows:

1. The Automatic Stay, vacated on November 13, 2019, is now reinstated.
2. The post-petition arrearage on the mortgage held by the Movant on the Debtor's residence is **\$1,257.86**, which breaks down as follows;

Post-Petition Payments:	October 2019 to November 2019 at \$628.93/month
Total Post-Petition Arrears	\$1,257.86

3. The Debtor(s) shall cure said arrearages in the following manner:
 - a). Beginning on December 1, 2019 and continuing through May 1, 2020, until the arrearages are cured, Debtor(s) shall pay the present regular monthly payment of **\$628.93** on the mortgage (or as adjusted pursuant to the terms of the mortgage) on or before the first (1st) day of each month (with late charges being assessed after the 15th of the month), plus an installment payment of **\$209.65 from December 2019 to April 2020 and \$209.61 for May 2020** towards the arrearages on or before the last day of each month at the address below;

NATIONSTAR MORTGAGE, LLC
ATTN: BANKRUPTCY DEPARTMENT
P.O. BOX 619096
DALLAS, TX 75261-9741

- b). Maintenance of current monthly mortgage payments to the Movant thereafter.

4. Should debtor(s) provide sufficient proof of payments (front & back copies of cancelled checks and/or money orders) made, but not credited, Movant shall adjust the account accordingly.

5. In the event the payments under Section 2 above are not tendered pursuant to the terms of this stipulation, the Movant shall notify Debtor(s) and Debtor's attorney of the default in writing and the Debtors may cure said default within FIFTEEN (15) days of the date of said notice. If Debtor(s) should fail to cure the default within fifteen (15) days, the Movant may file a Certification of Default with the Court and the Court shall enter an Order granting the Movant relief from the automatic stay.

6. The stay provided by Bankruptcy Rule 4001(a)(3) is waived.

7. If the case is converted to Chapter 7, the Movant shall file a Certification of Default with the court and the court shall enter an order granting the Movant relief from the automatic stay.

8. If the instant bankruptcy is terminated by either dismissal or discharge, this agreement shall be null and void, and is not binding upon the parties.

9. The provisions of this stipulation do not constitute a waiver by the Movant of its right to seek reimbursement of any amounts not included in this stipulation, including fees and costs, due under the terms of the mortgage and applicable law.

10. The parties agree that a facsimile signature shall be considered an original signature.

Date: November 21, 2019

By: /s/ Kevin G. McDonald, Esquire
Attorney for Movant

Date: 12/4/19

Kenneth E. West
Kenneth E. West, Esquire
Attorney for Debtor

Date: 12/5/2019

/s/ Polly A. Langdon, Esquire for
Scott F. Waterman, Esquire
Chapter 13 Trustee

Approved by the Court this 6th day of December, 2019. However, the court retains discretion regarding entry of any further order.



Bankruptcy Judge
Jean K. FitzSimon